

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held November 3, 2011, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chad Anderson	Torry Brean (Arr 7:10)	Matt Deskovick (Arr 7:15)
	Scotty Ensign	Bob Hailey	Carl Hickman
	Eb Hogervorst	Kristi Mansolf	Jim Piva
	Paul Stykel	Angus Tobiason	Richard Tomlinson
	Kevin Wallace		

Excused Absence: Chris Anderson and Dennis Sprong

Jim Piva, RCPG Chair, acted as Chair of the meeting, Bob Hailey, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf) – The Secretary Determined a Quorum was Present.

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes

Chris Anderson and Dennis Sprong had excused absences

ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)

Ms. Mansolf said the Johnson TPM on Creelman Lane has received the Preliminary Notice of Approval for the project.

There will be a workshop for the Ramona Design Review Compliance Checklist. The County wants to conduct the workshop at the next Ramona Design Review Board meeting, which is scheduled for November 22, 2011, but may change. The RCPG and public are encouraged to attend.

The Forest Conservation Initiative has ended, and lands are reverting back to previous land use designation. There are few lands affected in Ramona, and DPLU wants to send out notices to those affected and give them an opportunity to comment at our January meeting, DPLU has requested this item be on the January agenda.

ITEM 6: FORMATION OF CONSENT CALENDAR

Ms. Mansolf brought forward Item 11-B-1 to the Consent Calendar. The West Subcommittee reviewed and unanimously approved the project. The request is to put a sea cargo container on a property in the D8 Designator area. The property is higher than the road and the container will be

placed to the back of the property, so it won't be visible from the road. Other property owners' views will not be negatively impacted due to the hilly topography and large lot sizes in the area. No natural landforms or rocks will be impacted.

MOTION: TO PLACE ON THE CONSENT CALENDAR ITEM 11-B-1, D8 SPECIAL AREA DESIGNATOR FOR SEA CARGO CONTAINER AT 17025 ARCHIE MOORE RING – TO WAIVE THE D8 DESIGNATOR FOR THE PROPERTY, AND TO APPROVE THE CONSENT AGENDA.

Upon motion made by Kristi Mansolf and seconded by Angus Tobiason, the motion **passed 11-0-0-0-4**, with Chris Anderson, Torry Brean, Matt Deskovick and Dennis Sprong absent.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Torry Brean, the motion **passed 12-0-0-0-3**, with Chris Anderson, Matt Deskovick and Dennis Sprong absent.

ITEM 8: APPROVAL OF MINUTES 9-1-11, 10-6-11 and 10-20-11 (Action)

MOTION: TO APPROVE THE MINUTES OF SEPTEMBER 1, 2011, WITH THE AMENDMENT BY RICHARD TOMLINSON – HE STEPPED DOWN ON ITEM 12-A-2.

Upon motion made by Torry Brean and seconded by Bob Hailey, the motion **passed 12-0-0-0-3**, with Chris Anderson, Matt Deskovick and Dennis Sprong absent.

MOTION: TO APPROVE THE MINUTES OF OCTOBER 6, 2011, WITH THE CORRECTION BY KRISTI MANSOLF OF A SPELLING ERROR ON PAGE ONE.

Upon motion made by Eb Hogervorst and seconded by Paul Stykel, the motion **passed 11-0-1-0-3**, with Chris Anderson, Matt Deskovick and Dennis Sprong absent.

MOTION: TO APPROVE THE MINUTES OF OCTOBER 20, 2011.

Upon motion made by Bob Hailey and seconded by Paul Stykel, the motion **passed 11-0-2-0-2**, with Torry Brean and Angus Tobiason abstaining, and Chris Anderson and Dennis Sprong absent.

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized) – None

ITEM 10: Presentation on the Revision of an Old Proposed Tentative Map, for 64 Multi-Family Units On 16th St., on a Lot South of McDonald's., APN 282-262-75-00. 2.87 Acres. The New Plan will Address Previous Concerns for the Site with a New Proposal. Patriot Square kirE Companies. Review of Conceptual Site Plan.

Josh Santa made the presentation. He introduced others he is working with – Adam Hutchinson of kirE Companies, Erin Montgomery of Chelsea Investment Corporation, and Robert Laing of Pacific Southwest Community Development Corporation. They asked to be on the agenda to present the project, get a preliminary review, and to gauge support for the project.

Mr. Santa said the best renters are military. His company builds subsidized housing for active military and veterans. They are currently building a project in Huntington Beach.

Ms. Montgomery said Chelsea Investment Corporation is a for profit business. They have built 6,000 units in San Diego, with the most recent projects being in Lakeside and Santee. They develop, construct and manage housing.

Pacific Southwest Development Corporation is non profit. They provide services for the communities built. They have a charter to provide services to empower residents to become more self sufficient. For over 600 months, they have provided over 1,030 hours of service per month. They provide after school tutoring and homework help. There will be a computer lab – often people living in apartments don't have a computer in the home. ESL classes are offered as well as enrichment programs – arts and crafts. They also offer credit counseling and crime prevention. They have helped over 5,000 families.

Mr. Santa invited the RCPG to tour one of the other housing communities. They will get a tax credit they will sell to the bank. The subsidy is good for 55 years. The first owner will have the subsidy for 15 years.

The Chair said he met with Mr. Hutchinson and Mr. Santa to discuss what they need, and whether or not we can help them.

Ms. Montgomery said there are different funding sources. For the one they are applying for, they are to send the vote the Planning Group makes with the application. She is formally requesting a vote from the RCPG to meet this project requirement.

Ms. Mansolf checked with the Planning and Sponsor Group Coordinator, informing her the item would not be voted on, but that there is a requirement for the housing process that states a vote of the Planning Group should be included with the application. We are advisory to the County and only vote on projects they send us. Planning and Sponsor Groups are asked to not vote for or against a project the first time a project is brought forward, or for conceptual projects. DPLU would rather we vote when the project is further along and details have been worked out, and that we send preliminary comments for the initial review after the project has been filed. The Planning and Sponsor Group Coordinator suggested including a copy of the RCPG minutes with the application. We don't usually send out unapproved minutes, but perhaps we could send kirE a draft copy so they don't have to wait until December to submit their application.

Mr. Tomlinson said drainage is a concern in this area.

Mr. Santa said there was a vernal pool that was illegally graded over. They have been working with the wildlife agencies to bring this issue to a resolution. He has an offer on mitigation bank property to mitigate for the vernal pools at this site.

Mr. Hailey asked if there is only a single access to the project? He feels the use proposed is intensive for one access.

Mr. Santa said that 64 units is a preliminary number.

Mr. Tobiason asked if all of the buildings are to be 2-story?

Mr. Santa said they would be 2 story, with no more than 8 units in a building.

Ms. Mansolf said she is familiar with the work of Community Housing Works and feels their programs are an asset to apartment complexes and communities. It sounds as though similar programs will be offered here, and these would have a positive impact on our community. She asked about the density per parcel and the style of architecture?

Mr. Santa said 24 dwelling units per acre is allowed. Their proposal works out to about 22 dwelling units per acre. The style of architecture has not been determined yet.

Ms. Mansolf asked if they were familiar with the Density Bonus Ordinance, and if so, would it be applied here?

Ms. Montgomery said the Density Bonus Ordinance would not be applied here.

Mr. Hickman asked about parking? Also, is handicapped parking included in the total?

Mr. Santa said there will be 125 parking spaces total, with 64 carports, 55 open spaces and 6 spaces on the street. There will be handicapped parking.

Mr. Brean said that Ramona is working on new design standards for the Town Center and suggested the project team visit www.projectramona.com.

Mr. Stykel asked if the project would be energy efficient?

Ms. Montgomery said the building code has changed dramatically. They will meet silver building standards. The funders will determine energy requirements. Solar/thermal pays for itself. It will be incorporated into the project.

The Chair likes the idea of veteran housing. There is military housing on 11th Street now. Problems are minimal, and it is a nice quiet community.

Ms. Mansolf noted there is limited transportation service available in Ramona.

The Chair thanked the group for their presentation.

ITEM 11: Subcommittee Reports

11-A: SOUTH (Hailey) (Action Item)

11-A-1: AD 11-038, Prosci Inc. Rabbitry Project, at 2383 San Vicente Rd.

Existing Building Area is 3,800 sq. ft.; New Building Area is 28,800 sq. ft. Addition of New Metal Rabbit Coops Along with Equipment Storage Building and an Ag Shop for Feed Maintenance Tools. Steingraber, Architect

Bruce Steingraber presented the project. Right now there is a small facility on the project site. The property has had similar uses in the past. The company, Prosci, does research for HIV and cancer. The facility has grown over the years. More rabbits are needed for research. There will be more buildings for housing rabbits, and more buildings for feed if the project application is approved. There is a goat facility on an adjoining property.

All buildings will be 1 story, low profile, and metal. The County is pushing for an archaeological study. Floors will be open. There will be a cooling system, as there are with chicken coops. Rabbits produce heat.

Mr. Tomlinson asked about waste disposal?

Mr. Steingraber said a service is utilized that comes every other day to take waste off site.

Mr. Hickman asked how far the buildings are off the road?

Mr. Steingraber said about 800 feet.

Mr. Ensign asked if the facility will be visible from San Vicente Road?

Mr. Steingraber said it won't be visible from the road.

Mr. Wallace asked if the rabbits were being raised for research?

Mr. Steingraber said the rabbits are taken off site, and serum is extracted from them. The buildings housing the rabbits will be 12 inches off the slab.

Mr. Tobiason asked if there is another rabbit ranch in the area?

Mr. Steingraber said there isn't another rabbit farm in that area, but there is another one in Ramona.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Matt Deskovick and seconded by Bob Hailey, the motion **passed 12-0-1-0-2**, with Kevin Wallace abstaining, and Chris Anderson and Dennis Sprong absent.

11-B: WEST (Mansolf) (Action Item)

11-B-1: Request for Waiver of D8 Special Area Designator at 17025 Archie Moore Ring, to Place Sea Cargo Storage Container on Property. Wagner, Owner – *Approved on the Consent Calendar*

11-C: EAST (Ensign)(No Business)

11-D: PARKS (Tomlinson)(Action Item)

11-D-1: Development/Confirmation of the Park Land Dedication Ordinance (PLDO) Project Priority List and Recreation Programming Priority List (Identification of Recreation Program Needs and Priorities) For 2011-2012 – *To Be Considered at the 12-1-11 Meeting*

11-E: GP Update Plan (Anderson)(No Business)

11-F: CUDA (Brean)(No Business)

11-G: Transportation/Trails (Sprong)(No Business)

11-H: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board – *No Report, Ms. Anderson was Absent*

11-I: Village Design Committee Meeting Report (Brean, Stykel)

Mr. Brean said that in the next week, the Village Design Committee will meet with people bringing their comments on the draft Form Based Code for Ramona and the draft Ramona Architectural Standards presented at the October 13, 2011, meeting. There is information on the website, www.projectramona.com although he is not sure how often it is updated.

The next meeting time will be confirmed and sent out to the RCPG. The meeting will be at the Century 21 building.

ITEM 12: OTHER BUSINESS (Chair) (Possible Action)

A. Report on Flood Control Meeting 10-20-11

The Chair said the meeting was informative about how the system works. The County's hands are tied with regards to environmental issues. There will be a follow up meeting with the County to look at and try identify priority flooding issues that can be tied in with road projects. Roads are another funding source for flood control projects.

Ms. Mansolf went to the Revitalization meeting and reported on the meeting. Supervisor Jacob mentioned the flooding in the Los Coches area in the 80's. That project was funded. Supervisor Jacob asked that the Kelly Street flooding issue be added to the Revitalization Matrix.

B. Report on Stakeholder Meeting with US Forest Service on Cedar Creek Falls Trailhead (San Diego River Gorge Trail and Trailhead)

The Chair said there will be a follow up meeting soon and a plan of action will be presented.

C. Report on Proposed Design Review Checklist Workshop 10-13-11

Ms. Mansolf attended the workshop. The Ramona Design Review Guidelines cannot be amended, and so additional information will be added as appendices to the Guidelines. There will be a checklist specific to Ramona, and if projects meet a criteria that includes no environmental issues, the review will be streamlined. The Compliance Checklist for Ramona will be discussed at a future Design Review Board meeting.

D. Report on Emergency Evacuation Easement Status

The Chair said a meeting will be held again on this issue in the near future.

ITEM 13: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action) – *None*

B. Concerns of Members

Mr. Deskovick had a couple of concerns. Where Steve Tellam's cows graze in the Ramona Grasslands, the creek has been fenced off. The water is running through and digging deeper ruts. Bullfrogs are killing toads, making a new habitat. Another concern is regarding the ski lake property on Highland Valley Road – a developer who owns property in Otay Mesa is doing his project mitigation on that site. People can no longer farm there. This is the last year an associate of

his can run cattle on the property. There are 10,000 less acres here for hay. He would like to see if we can make a presence in response to the direction they are headed with eliminating farmland.

The Chair suggested Mr. Deskovick research farming in Ramona and the item be put on the next agenda.

C. Agenda Requests – *See Item 13-B*

ITEM 14: ADJOURNMENT – 8:15

Respectfully submitted

Kristi Mansolf